

TIF #2 OVERSIGHT COMMITTEE MINUTES (UNIVERSITY NORTH PARK TIF)  
Executive Conference Room  
201 WEST GRAY  
1:30 P.M.  
December 18, 2018

The Tax Increment Finance District #2 – University North Park (“UNP TIF”) Citizen’s Oversight Committee met at 1:30 p.m. in the Municipal Building Executive Conference Room on the 18th day of December, 2018.

PRESENT: Chair Fred Walden, Greg Burge, William Wilson, Anthony McBride, Paula Price, Ted Smith, and Chris Dragg

ABSENT: Dr. Nick Migliorino and Janese Shepard

OTHERS PRESENT: Anthony Francisco, Finance Director  
Clint Mercer, Chief Accountant  
Sara Kaplan, Retail Marketing Coordinator  
Kathryn Walker, Assistant City Attorney III  
Jud Foster, Director of Parks and Recreation  
Scott Sturtz, City Engineer  
2 Unknown Citizens

Item 1, being

APPROVAL OF MINUTES FROM November 20, 2018

The meeting was called to order at 1:31 pm by Chair Walden. Walden declared a quorum and a motion was made by Member Dragg to approve the minutes, which was seconded by Member Burge. The motion was unanimously approved.

Items Submitted for the record:

1. Minutes from November 20, 2018 meeting

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Item 2, being:

#### UPDATE AND POSSIBLE ACTION ON NEW BUSINESSES AND ONGOING PROJECTS

Anthony Francisco gave the update. He stated that the Council approved a Memorandum of Understanding with the Oklahoma Department of Mental Health, which will amount to about \$80,000 per year for the lease on Griffith Park and will come out of the Norman Forward funds. Proceeding with this lease instead of a purchase of the land will open up some Norman Forward money (approximately \$7 million) to possibly help fund a Senior Center. One possible proposal would be to use TIF funds to purchase land from OU in the University North Park area, and use Norman Forward funds to build the Senior Center along with an Aquatic Center and a multi-purpose gym.

Member Wilson is concerned that an environmental report has not been done on the area because the previous building was old and could have had asbestos and other potential environmental issues. Francisco noted that the City had previously agreed to pay these environmental remediation costs from Norman Forward funds.

The Council passed a resolution calling for the end of the UNP TIF and asking the UNP TIF Statutory Review Committee for recommendations on how to implement the termination. The Statutory Review Committee did not meet and was postponed. No action has been taken.

Items Submitted for the record:

1. Memorandum of Understanding with Oklahoma Department of Mental Health for Griffin Park Site
2. Resolution from City Council to the Statutory Review Committee of How to End the UNP TIF #2

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Item 3, being:

#### FINANCIAL REPORTS

Anthony Francisco gave the update. He stated that we should be getting in property tax payments starting at the next calendar year.

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Item 4, being:

#### MISCELLANEOUS COMMENTS

Jud Foster gave an update on the parking lot project. He stated that City Council has suggested that we move forward with the parking lot project in Legacy Park. We are currently trying to get construction documents drawn from our engineering firm. Our best guess is around 120 days to build the parking lot.

Chair Walden asked why the lights for the University North Park entrance have not been on. Foster stated that he would check on this.

Chair Walden stated that if the Statutory Review Committee does not meet before our next meeting, we should postpone our meeting.

Scott Sturtz gave an update on the sidewalk issue. He stated that staff fully supports the proposed sidewalks to be added to the Legacy Park area. A preliminary cost estimate for these plans with 6 accessibility ramps is right at \$50,000. This could be added as a change order to the contractor's existing project and it could be taken care of this spring.

Member Smith made a motion to completely fund the sidewalk plan as presented, which was seconded by Member Wilson. The motion was unanimously approved.

Member Dragg stated that the sidewalks throughout University North Park need to be completed and extended. Sturtz stated that the City is currently trying to utilize federal funding for this project, which will add a significant amount of sidewalk to the area when completed. He also stated that he could get the cost of the whole project for the Committee.

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Item 5, being:

#### ADJOURN

A motion was made by Member Smith and seconded by Member McBride to adjourn the meeting. The motion passed unanimously and the meeting adjourned at 2:00 pm.